# KilcarnWoods

NAVAN

kingscroftkilcarn.ie



# On Your Doorstep

Modern Life is Made Easier









## Modern Family Life is made easier at Kilcarn Woods. An Idyllic new development of spacious contemporary three & four bedroom homes in Navan.

Ideally located only 35 minutes from Dublin City via the M3 motorway, Kilcarn Woods is a wonderful opportunity for families who want to combine the convenience of a City commute with an established Town Community.

The bustling town of Navan is a friendly, well-established community packed with every convenience you might want, including supermarkets, cinema, retail outlets of all descriptions, banks, doctors, dentists, restaurants, cafés and bars. For the younger members of the family, the town contains several highly regarded primary schools, including an Educate Together school and a gaelscoil; several secondary schools are also located in the town, including Loreto Secondary School, St Patrick's Classical School, Beaufort College and Coláiste na Mí.




Páirc na hAbhann Duibhe - Blackwater Park




SUBWAY
AVAN SHOPPING CENTRE


THE ARC
CINEMA


TK maxx




Navan
Town
Council
TOWN HALL






navan
RETAIL PARK
Welcome
T·K·maxx
home store
more
DID
ELECTRICAL
halfords
PETMANIA!




Welcome To
JOHNSTOWN


DUNNES





**Contemporary design, attention to detail and ample space make Kilcarn Woods an exciting prospect for any growing family.**

# Getting around with a Comprehensive Transport System



**N51 & M3**
Quickly Accessible

**109 & 109A BUS ROUTE**
Outside Your Door

**M3 PARKWAY**
21 Minute Drive

Times are approximate. Arrival times may vary.



## 109/ 109A

NAVAN SHOPPING CENTRE

+ 9 MINS

OUTSIDE YOUR DOOR STEP

+ 80 MINS

DUBLIN AIRPORT

+ 90 MINS

CITY CENTRE

## M3

NAVAN SHOPPING CENTRE

+5 MINS

HOME

+ 35 MINS

DUBLIN AIRPORT

+ 55 MINS

CITY CENTRE

## M3 PARKWAY

+ 4 MINS
DUNBOYNE

+ 5 MINS
HANSFIELD

+ 4 MINS
CLONSILLA

+ 4 MINS
COOLMINE

+ 4 MINS
CASTLEKNOCK

+ 5 MINS
NAVAN ROAD

+ 12 MINS
DRUMCONDRA

+ 6 MINS
CONNOLLY

+ 3 MINS
TARA STREET

## TARA STREET








Images are for indicative purposes only. They are from previous Kingscroft projects.



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# Special Features

## BUILDING ENERGY RATING

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A3 Building Energy Rating.

## HEATING

High efficiency electric, Air to Water Heat Pump.

## HEAT RETENTION

uPVC windows fitted with low emissivity argon filled glass, improved air tightness together with high levels of ground floor and wall insulation improve energy efficiency by reducing heat loss.

## KITCHEN

Contemporary custom fitted kitchen units and cupboards as per the relevant show home.

## MAINTENANCE FREE EXTERIORS

Selected brick and render finishes, uPVC window frames, uPVC Gutters and soffits combine to provide low maintenance exteriors.

## GUARANTEE

The Kilcarn Woods homes are covered by HomeBond's 10 year guarantee scheme.

## STORAGE

Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.

## BATHROOMS AND EN-SUITES

Quality sanitary ware in the main bathroom, ensuites and downstairs WC with coordinated wall tiling.

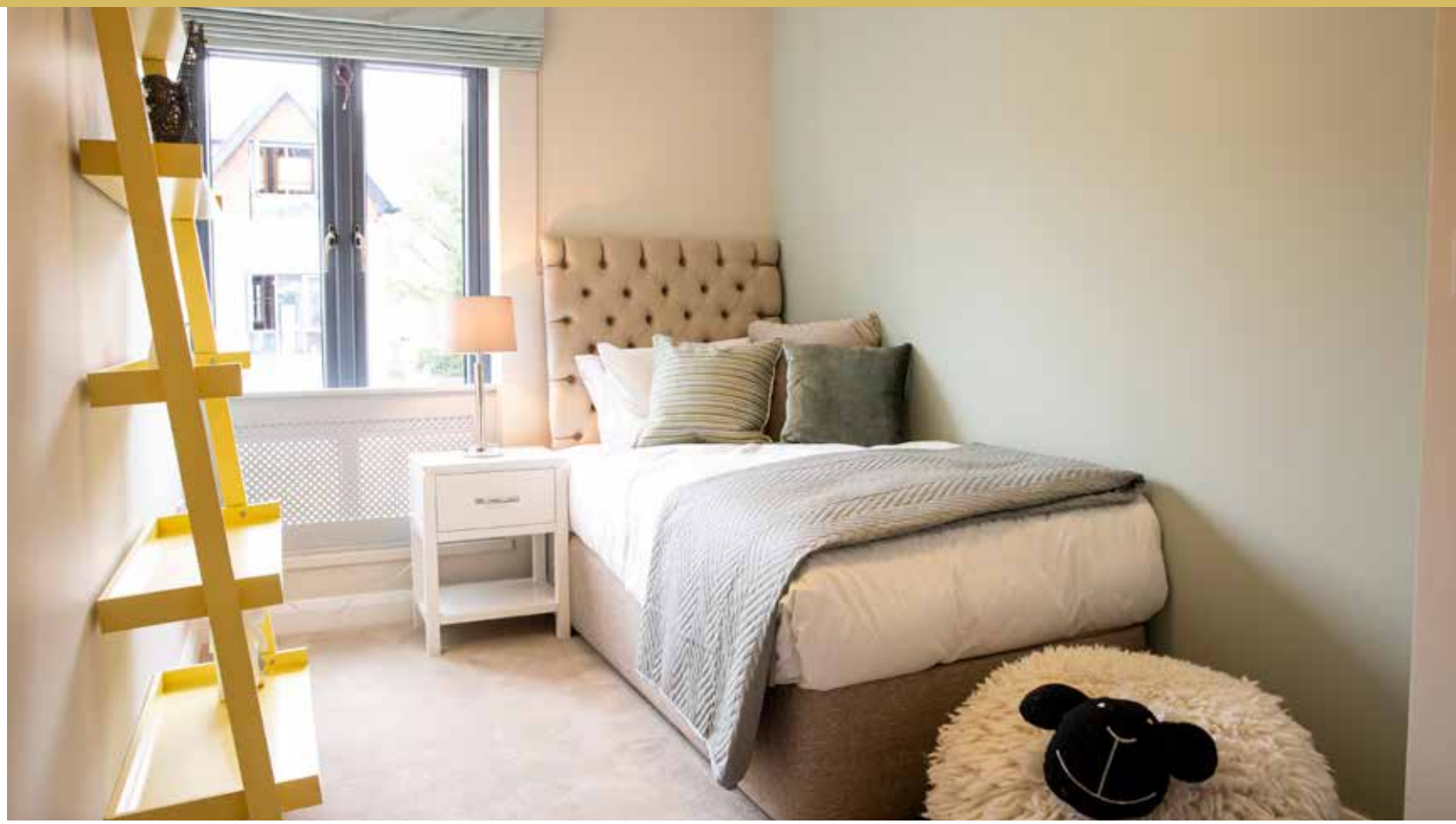
## ELECTRICAL SPECIFICATION

All homes come with a generous electrical specification to include data and TV points in all Bedrooms, Kitchen and Living Room, pre - wiring for an intruder alarm and the provision of an outside electrical socket.



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# Site Plan

### House Type A
4 Bed Semi-Detached House
Approx 153.15 Sq.m. / 1,648 Sq.ft.

### House Type B
4 Bed Detached House
Approx 165.42 Sq.m. / 1,780 Sq.ft.

### House Type C
4 Bed Detached House
Approx 171.56 Sq.m. / 1,846 Sq.ft.

### House Type D
3 Bed End \ Mid Terrace with Study
Approx 152.6 Sq.m. / 1,642 Sq.ft.

### House Type E
4 Bed Detached House
Approx 188.66 Sq.m. / 2,030 Sq.ft.

### House Type F
4 Bed Semi-Detached House
Approx 160.13 Sq.m. / 1,725 Sq.ft.

### House Type G
3 Bed Semi-Detached House
Approx 111.05 Sq.m. / 1,195 Sq.ft.




Plans are for illustrative purposes only. Layouts may vary.

# House Type **A**

4 Bed Semi-Detached House
Approx 153.15 Sq.m. / 1,648 Sq.ft.






Ground Floor




First Floor




Second Floor

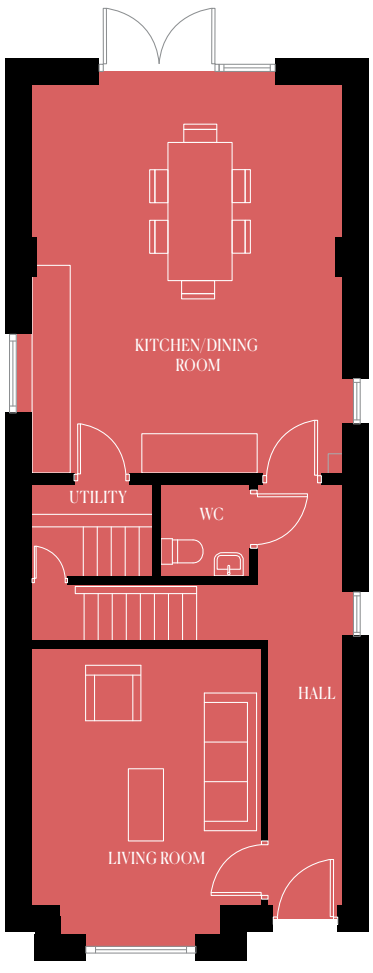
Units 7 and 24 do not have Utility Room or Landing windows.

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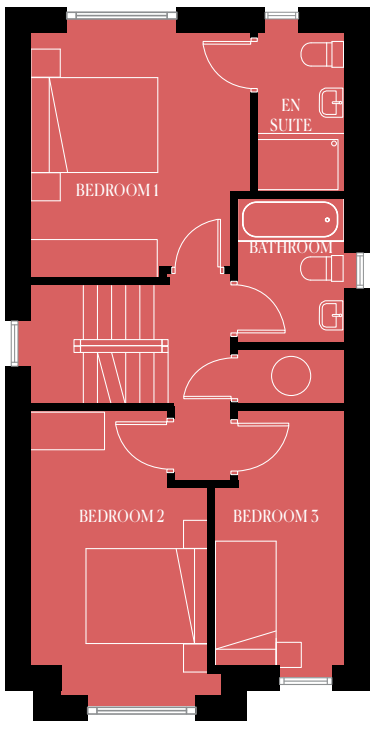
# House Type **B**

4 Bed Detached House
Approx 165.42 Sq.m. / 1,780 Sq.ft.

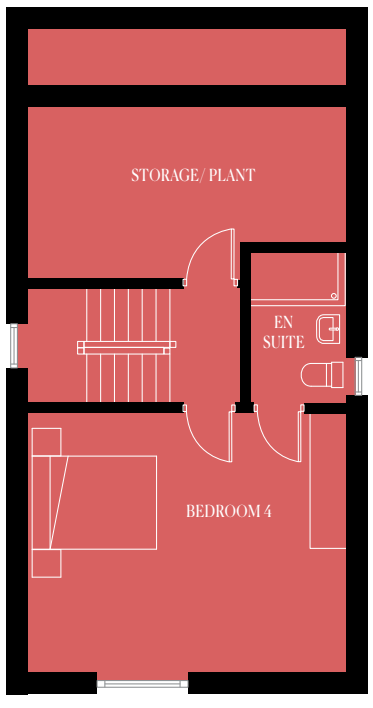





Ground Floor




First Floor



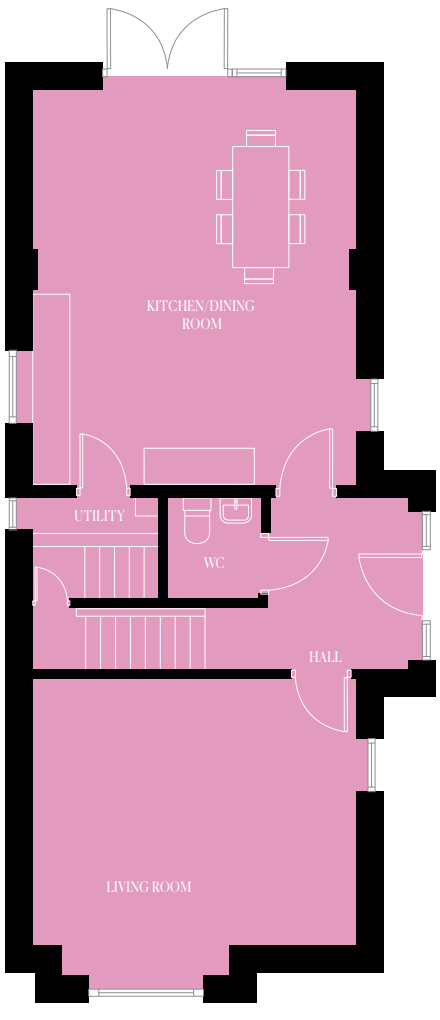

Second Floor

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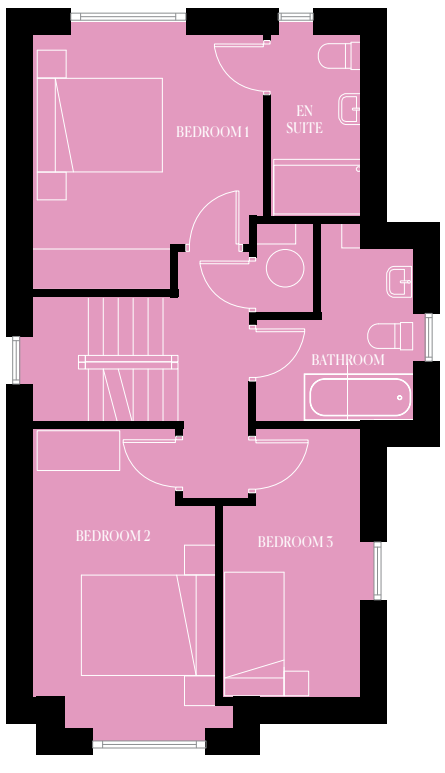
# House Type C

4 Bed Detached House
Approx 171.56 Sq.m. / 1,846 Sq.ft.

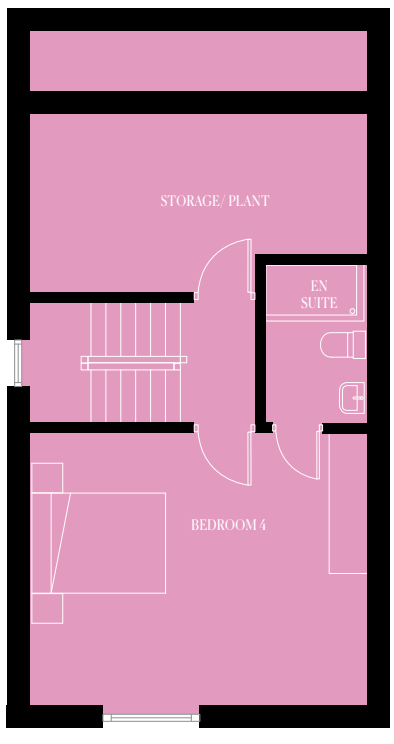





Ground Floor




First Floor



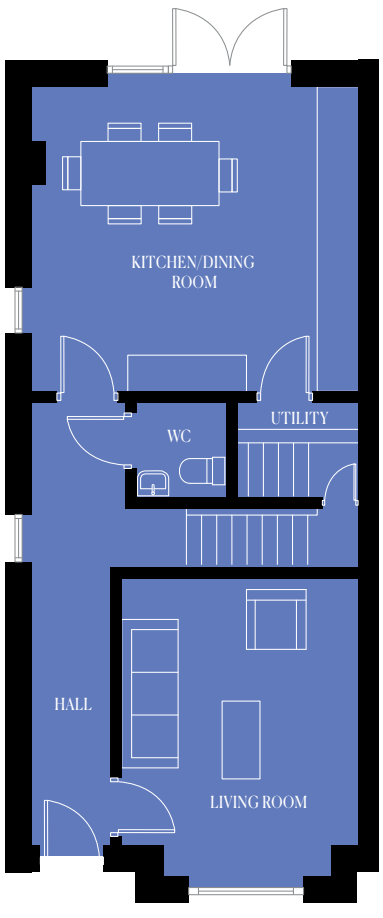

Second Floor

Plans are for illustrative purposes only. Layouts may vary.

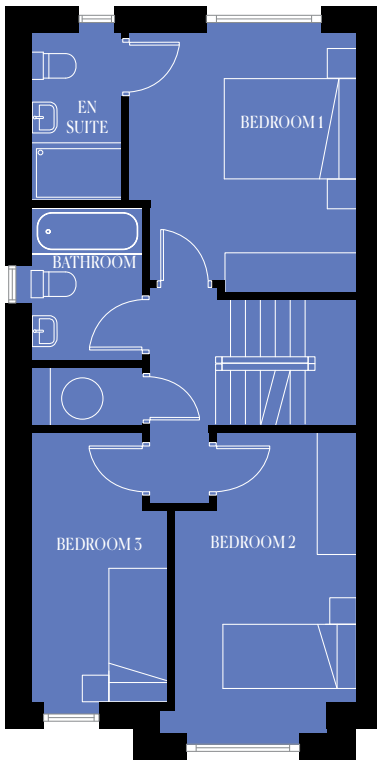
# House Type **D**

3 Bed End \ Mid Terrace with Study
Approx 152.60 Sq.m. / 1,642 Sq.ft.

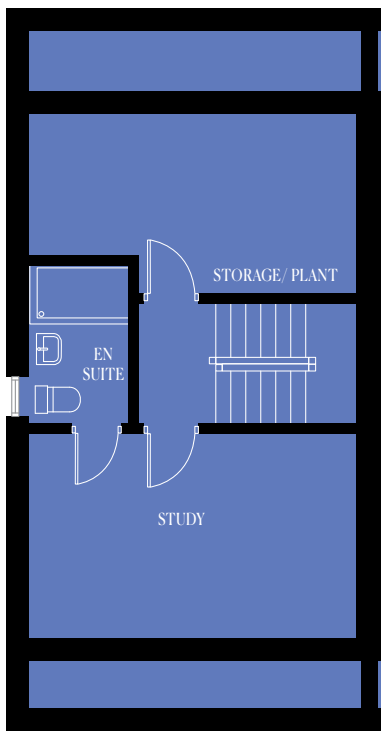





Ground Floor




First Floor




Second Floor

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# House Type **E**

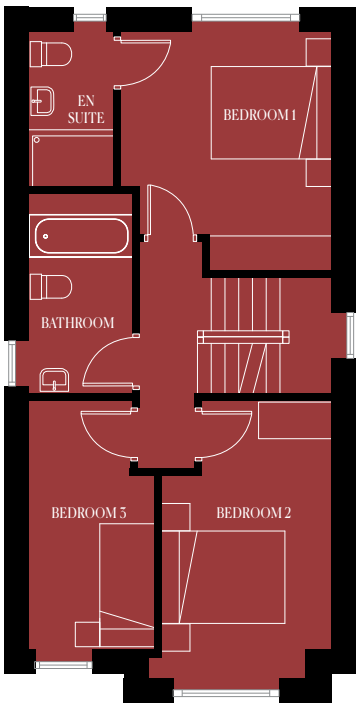
4 Bed Detached House

Approx 188.66 Sq.m. / 2,030 Sq.ft.

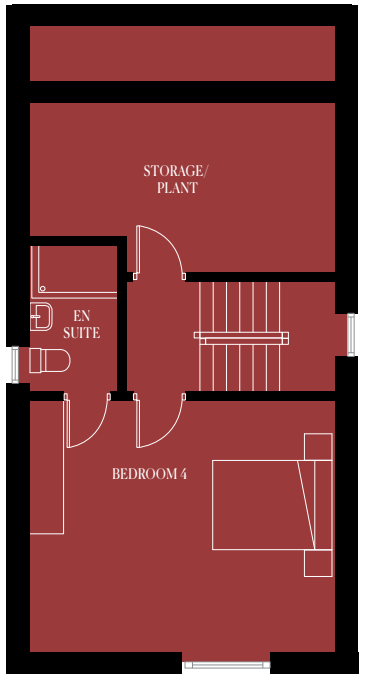





Ground Floor




First Floor




Second Floor

Plans are for illustrative purposes only. Layouts may vary.

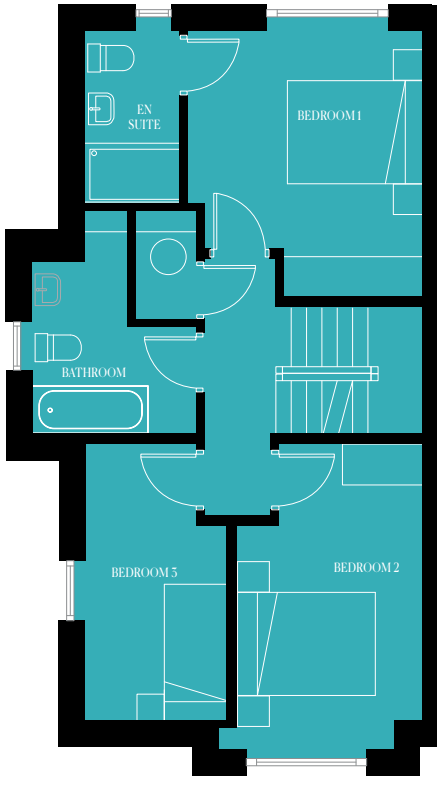
# House Type **F**

4 Bed Semi-Detached House
Approx 160.31 Sq.m. / 1,725 Sq.ft.

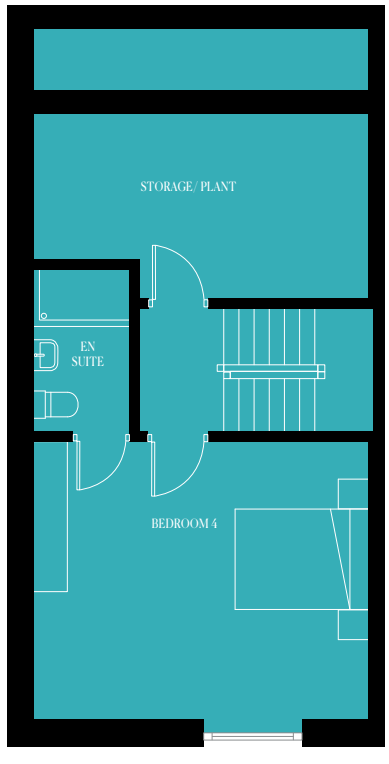





Ground Floor




First Floor



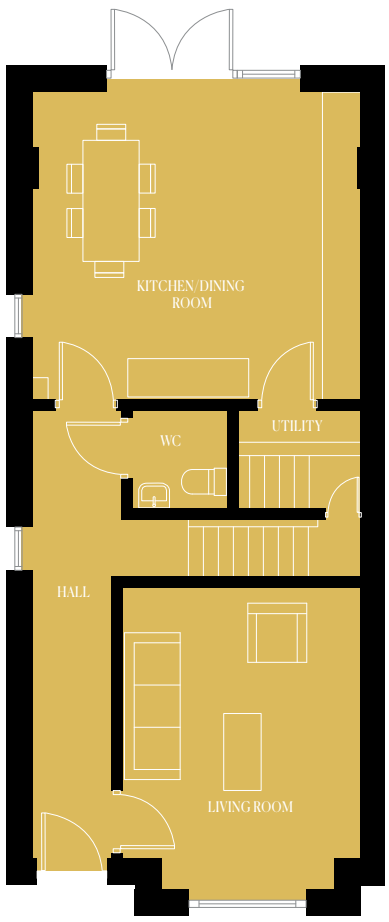

Second Floor

Plans are for illustrative purposes only. Layouts may vary.

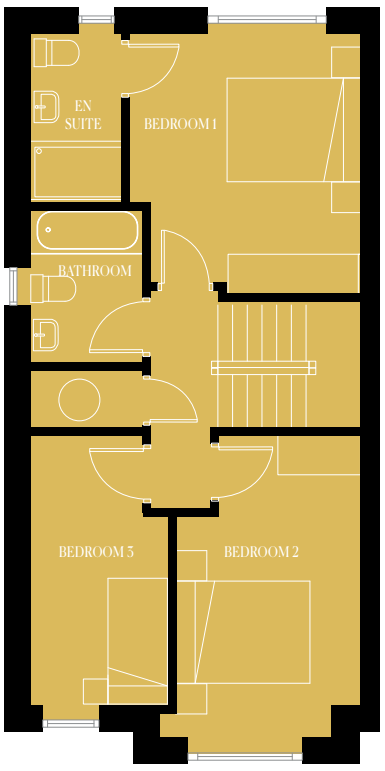
# House Type **G**

3 Bed Semi-Detached House
Approx 111.05 Sq.m. / 1,195 Sq.ft.






Ground Floor




First Floor

Plans are for illustrative purposes only. Layouts may vary.

# KINGSCROFT DEVELOPMENTS













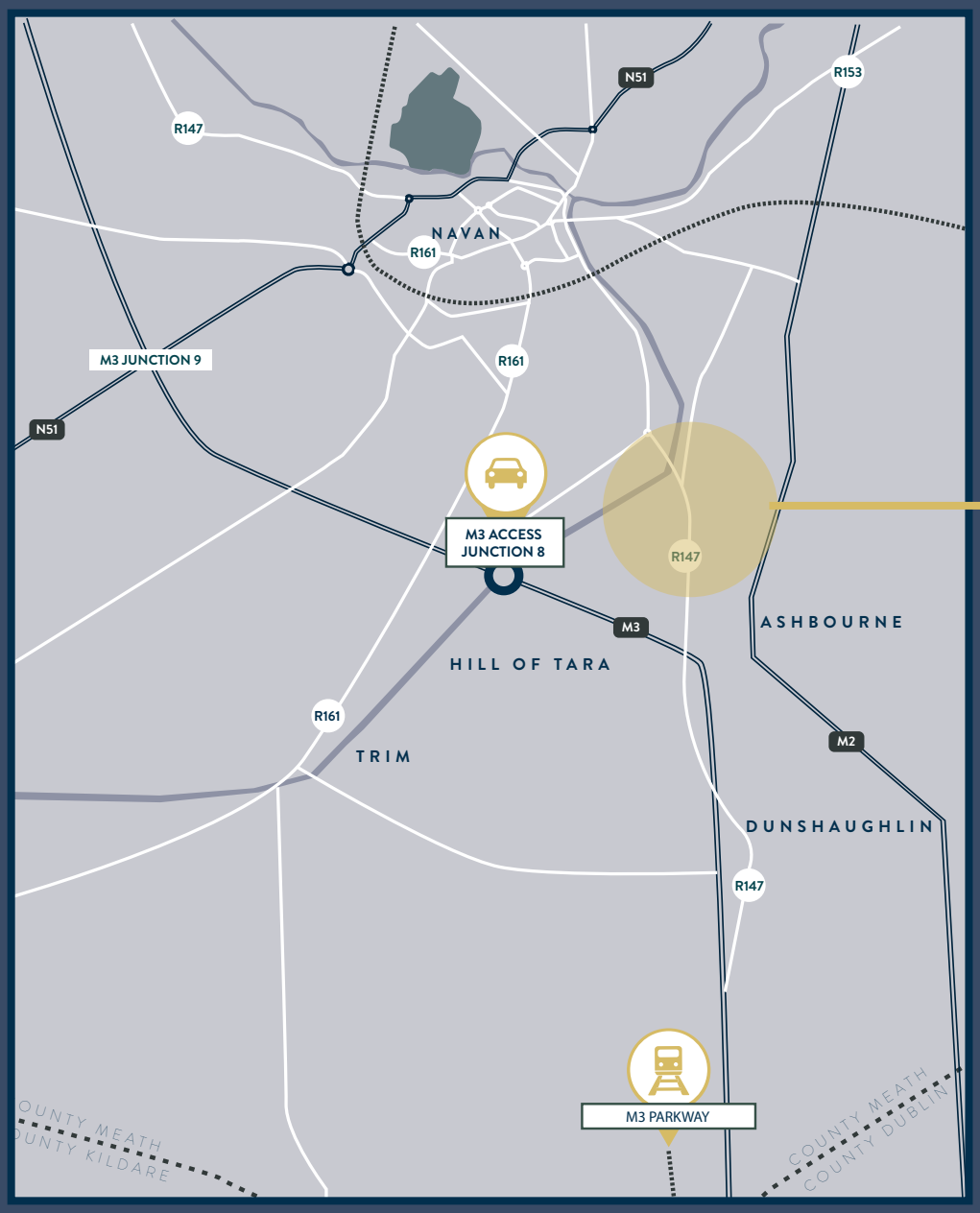
Kingscroft Developments continues to develop up to date, quality homes with a value-for-money price tag.

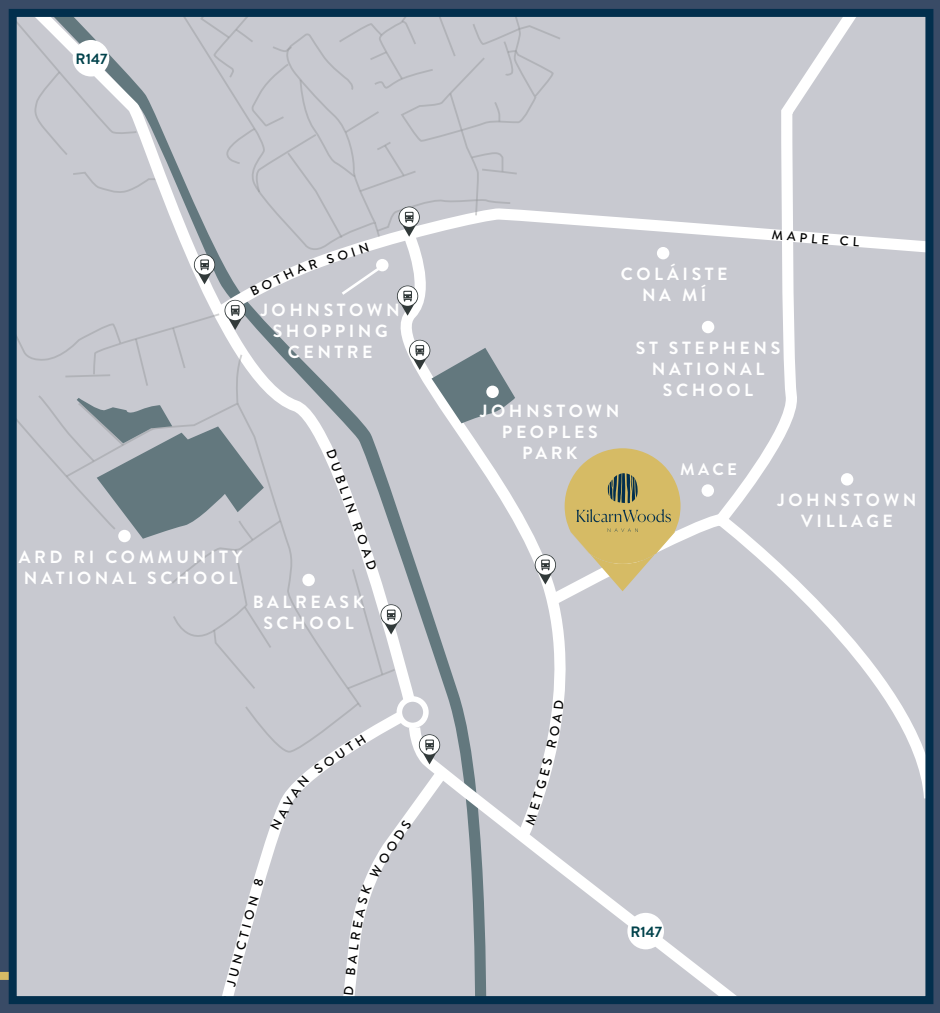
We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and / or transport network. This makes our homes an ideal choice for individuals and families who want to enjoy value-for-money together with wide ranging amenities, whilst providing fast and easy commuting opportunities.

At Kingscroft Developments we have built a solid reputation as one of Ireland's leading housebuilders. This is based on delivering superb homes at a number of locations in the greater Dublin area, along the East coast and in counties Galway, Kildare, Laois, Meath and Wicklow.

# KilcarnWoods

NAVAN




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BER A3

HomeBond

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